



28 Bracken Way, Malvern, WR14 1JH

£349,950

An immaculately presented, modern detached property situated in a popular and convenient area of Malvern, with a South facing garden. The property has accommodation over three floors and briefly comprises of entrance hallway, cloakroom, sitting room, kitchen diner, master bedroom with en-suite shower room, three further bedrooms and bathroom. The property further benefits from having an enclosed south facing rear garden, garage and off road parking. We highly recommend an early viewing.



28, Bracken Way, Malvern, WR14 1JH

GROUND FLOOR

Front facing uPVC part double glazed entrance door to hallway.

ENTRANCE HALLWAY

Stairs to first floor, radiator. Doors to sitting room, kitchen diner and WC.

WC

Low level flush WC corner pedestal wash hand basin, radiator, extractor fan.

SITTING ROOM 16'1" x 11'7" (4.91m x 3.55m)

Rear facing uPVC double glazed French doors to garden, rear facing uPVC double glazed window, two radiators, telephone point.

KITCHEN DINER 15'9" x 9'2" (4.82m x 2.80m)

Front facing uPVC double glazed window, range of wall mounted and base storage units, built in electric oven, gas hob with extractor hood, stainless steel one and a half bowl sink with mixer tap and drainer, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator.

FIRST FLOOR LANDING

Airing cupboard housing hot water system, large storage cupboard, stairs to second floor. Doors to bedrooms 2,3,4 and family bathroom.

BEDROOM TWO 13'3" x 9'3" (4.06m x 2.83m)

Rear facing uPVC double glazed window, radiator.

BEDROOM THREE 12'4" (max) x 9'1" (3.76m (max) x 2.78m)

Front facing uPVC double glazed window, radiator.

BEDROOM FOUR/STUDY 7'2" x 12'1" (2.19m x 3.69m)

Rear facing uPVC double glazed window, radiator.

SECOND FLOOR LANDING

Door to bedroom one

BEDROOM ONE 23'4" (max) x 12'6" (max) (7.12m (max) x 3.83m (max))

Front facing uPVC double glazed window, rear facing wooden framed double glazed Velux window, built in wardrobes, built in storage cupboard, two radiators. Television point. Door to en-suite.

EN-SUITE SHOWER ROOM 8'0" x 6'9" (2.46m x 2.06m)

Rear facing wooden framed double glazed Velux window, tiled shower cubicle, low level flush WC, pedestal wash hand basin, radiator, extractor fan, part tiled walls.



OUTSIDE

South facing rear garden with a view to the hills, enclosed by timber panel fencing and brick walling, mainly laid to lawn with patio area, gated pedestrian side access to the front of the property. Driveway to the side for parking leads to Garage. Single attached garage with metal up and over door, power and light and a door into the rear garden

DIRECTIONS

From our office in Malvern, continue along Worcester Road follow the A449 towards Worcester, then turn left at the traffic lights into Newtown Road, follow Newtown Road until it becomes Leigh Sinton Road; keep on this road and after the right hand bend you reach the intersection turning left into the new development; continue ahead and then bear round to the right and Bracken Way is the next turning on your left hand side, after turning onto Bracken Way continue for a short distance and take the first turning on the right where the property can be found at towards the end of the road on the left hand side. For further information or to book a viewing please call our Malvern office on 01684 561411.

what3words

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Approximate total area^m
116.75 m²
Reduced headroom
3.9 m²

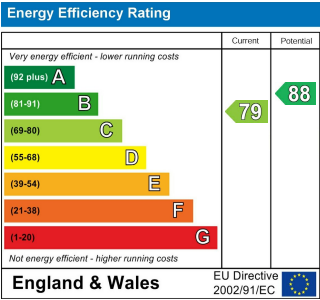
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
GIRAFFE360

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement
SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D
ENERGY PERFORMANCE RATINGS: Current: C79 Potential: B88
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

EPC Material Information Report



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